

UNITED STATES DISTRICT COURT
SOUTHERN DISTRICT OF FLORIDA

CASE NO. 17-61937-CIV-DIMITROULEAS/SNOW

FEDERAL TRADE COMMISSION,

Plaintiff,

v.

STUDENT DEBT DOCTOR LLC,
a Florida limited liability company,
and GARY BRENT WHITE, JR.,
individually and as an officer of
Defendant Student Debt Doctor LLC,

Defendants.

ORDER

THIS CAUSE is before the Court on the Receiver's Unopposed Motion for approval of the private sale of property and the procedures for doing so (ECF No. 106), which was referred to United States Magistrate Judge, Lurana S. Snow (ECF No. 107). Having reviewed the motion and finding good cause for granting the relief requested therein, it is

ORDERED AND ADJUDGED that the Receiver's Unopposed Motion (ECF No. 106) is GRANTED, as follows:

1. The Court appoints the appraisers and takes judicial notice of the three appraisals submitted as to the real property located at 140 SE 4th Terrace, Pompano Beach, FL 33060 (Exhibits C, D and E to the Receiver's Unopposed Motion, ECF Nos. 106-3 to 106-5), which estimated the value of the property to be as much as \$630,000 (ECF No. 106-3).
2. The "AS IS" Residential Contract for Sale and Purchase and its Addendum and exhibit (Exhibit A to the Receiver's Unopposed Motion, ECF No. 106-1) is approved and authorized, including the

- offer to purchase the property for \$505,000. The contract price exceeds two-thirds of the appraised value (using the highest appraised value) and, thus, satisfies the requirements of 28 U.S.C. § 2001(b).
3. The form, manner, and Notice of Sale of Real Property (Exhibit B to the Receiver's Unopposed Motion, ECF No. 106-2) is approved and authorized with the exception that the location of the hearing shall be listed as Courtroom 203D.
 4. The Court finds that publication of the approved Notice of Sale of Real Property in the *Sun Sentinel* newspaper once per week for four weeks satisfies the notice requirements set forth in 28 U.S.C. §§ 2001, 2002, and directs the Receiver to promptly submit such Notice of Sale of Real Property for publication.
 5. If an auction is necessary, it shall commence and take place on a date and at a time as determined by the Receiver as soon as possible after the last publication of the approved Notice of Sale of Real Property.
 6. The Receiver shall include the date and time for qualified bids to be submitted to his counsel in the approved Notice of Sale of Real Property.
 7. A hearing will take place at **2:00 p.m.** on **Tuesday, July 2, 2019**, before Magistrate Judge Lurana S. Snow, at the United States Courthouse, 299 E. Broward Blvd., Courtroom 203D, Fort Lauderdale, FL 33301, regarding the confirmation to approve the sale of the property. The Receiver shall include notice of this hearing in the Notice of Sale of Real Property. Assuming that no bona fide new offer is made prior to the above hearing date, the Court may thereafter confirm the private sale of the property to the subject buyer. In the

event that a bona fide offer is made prior to the above hearing date, the Receiver shall move to continue the hearing, if necessary. If a bona fide offer is received, the Receiver is authorized to proceed with the procedure outlined in the Receiver's Unopposed Motion regarding the bidding and auction procedures. Once a new sales contract has been entered into, the Receiver shall move for a hearing to confirm that sale.

DONE AND ORDERED at Fort Lauderdale, Florida, this 14th day of May, 2019.


LURANA S. SNOW
UNITED STATES MAGISTRATE JUDGE

Copies to:

Counsel of Record